049.A	0002	0002.C	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 356,700 / 356,700
					USE VALUE: 356,700 / 356,700
					ASSESSED: 356,700 / 356,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 2C

Owner 1:	LINDA J LYSTER LIVING TRUST
Owner 2:	
Owner 3:	
Street 1:	47 MYSTIC STREET #2C
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYSTER LINDA J -
Owner 2:	-
Street 1:	47 MYSTIC STREET #2C
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 895 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	356,700			356,700
Total Card	0.000	356,700			356,700
Total Parcel	0.000	356,700			356,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.55 | /Parcel: 398.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 049.A-0002-0002.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	346,500	0	.		346,500	346,500	Year End Roll	12/18/2019
2019	102	FV	326,700	0	.		326,700	326,700	Year End Roll	1/3/2019
2018	102	FV	300,000	0	.		300,000	300,000	Year End Roll	12/20/2017
2017	102	FV	279,000	0	.		279,000	279,000	Year End Roll	1/3/2017
2016	102	FV	279,000	0	.		279,000	279,000	Year End	1/4/2016
2015	102	FV	215,200	0	.		215,200	215,200	Year End Roll	12/11/2014
2014	102	FV	206,900	0	.		206,900	206,900	Year End Roll	12/16/2013
2013	102	FV	206,900	0	.		206,900	206,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYSTER LINDA J,	75096-205	1	7/13/2020	Convenience	99	No	No		
HURLBUT ROBERT	66091-215		9/17/2015		326,000	No	No		Ruth M William dod 7/11/2015
WILLIAMS R M	50426-144		12/4/2007	Family	1	No	No		
	13951-139		11/1/1978		42,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2016	13	Redo Kit	12,750		1/6/2016			replace kitch cabi
1/6/2016	13	Redo Kit	8,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6038																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/10/20	19:13:04

LAST REV

Date	Time
08/04/20	14:53:59

mmcmakin

User Acct

126394

GIS Ref

GIS Ref

Insp Date

10/27/17

!4149!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	126394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	1.789999962
Name:	23 - 6038

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.17039108
Const Adj.:	1.00909925
Adj $ / SQ:	377.933
Other Features:	32813
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500935
Depreciation:	144269
Depreciated Total:	356666

COMMENTS

646-8643,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1				HB	0	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	510.21
Special Features:	0	Val/Su Net:	398.55
Final Total:	356700	Val/Su SzAd	398.55

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	895	377.930	338,250
	Net Sketched Area:	895	Total:	338,250
Size Ad	895	Gross Are	895	FinArea 895

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.A-0002-0002.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc